

**MINUTES**  
**HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)**  
**Meeting – February 24, 2010**  
**Fresno City Hall, Room 2165 A - 2<sup>nd</sup> Floor**  
**2600 Fresno Street**  
**Fresno, California 93721**

**A. CALL TO ORDER**

With a quorum being present, the meeting was called to order by Vice-Chair Rodriguez at 5:01 p.m.

**Commissioners**

Present:	Armando Rodriguez, VICE-CHAIR	Absent:	Rogenia Cox, CHAIR
	Jeffrey Harrington, Commissioner		Jas Singh, Commissioner
	Louise Bauer Davoli, Commissioner		Sandy Cha, Commissioner
	Izzy Einsidler, Commissioner		

**Staff**

Present:	Claudia Cázares, Manager	Absent:	Keith Bergthold, Assistant Director
	Housing and Community Development		Planning and Development Department
	Erica Castaneda, Acting Recording Secretary		

**B. COMMUNICATIONS**

None

**C. APPROVAL OF MINUTES**

Minutes of February 10, 2010 were approved as presented.

**D. GENERAL ADMINISTRATION**

1. RECOMMEND TO THE CITY COUNCIL APPROVAL OF A SUBSTANTIAL AMENDMENT TO THE FY 2008-2009 NEIGHBORHOOD STABILIZATION PROGRAM (NSP) TO: 1) AWARD THE REDEVELOPMENT AGENCY \$2,772,253 OF NSP SET ASIDE FUNDS; 2) AUTHORIZE NSP PARTNERS TO ENGAGE IN ADDITIONAL ELIGIBLE USES TO EXPEDITE PROGRAM EXPENDITURES AND HOUSING DEVELOPMENT IN THE LOWELL NEIGHBOHOOD; AND 3) RE-BUDGET \$500,000 TO COALITION FOR ECONOMIC RENEWAL AND EXCELLENCE (CURE) AND 2M DEVELOPMENT CORPORATION FROM NSP ADMINISTRATION TO REIMBURSE FOR HOUSING DEVELOPMENT AND REHABILITATION ACTIVITIES

Motion was made to amend the title of agenda item D1 under General Administration to read as above by Commissioner Davoli

Second:	Commissioner Einsidler seconded the motion.
Ayes:	Rodriguez, Harrington, Davoli, Einsidler
Noes:	None
Abstain:	None

Crystal Smith, Budget and Management Studies, provided the report to Commissioners. Ms. Smith provided background information on the project. Commissioners had questions and discussed the \$2,772,253 award of NSP funding to the RDA to acquire and rehabilitate a foreclosed multi-family complex located at 3033 E. Platt. Debbie Barletta, RDA, assisted in answering commissioner's questions. The acquisition of the property is contingent upon the NSP appraisal requirements. The property can not be purchased for more than 99% of its appraised value. The project would meet the NSP Set-Aside requirement. Jurisdictions receiving NSP funding are required to set aside 25% of the funding to address housing for persons earning at or below 50% of the area median income. Vice Chair Rodriguez inquired about the current owner of the property. Ms. Barletta informed commissioners that the property is currently owned by Inland Mortgage Capital Corporation. Commissioner Davoli expressed concern with the amount of cash flow available to maintain the apartment complex. John Raymond, RDA, explained that the cash flow will be sufficient for operating costs. Commissioner's discussed and had questions regarding the authorization to acquire blighted property and vacant residential property, and demolition of blighted structures within the Lowell Neighborhood and; the re-budget of \$500,000 to CURE and

2M Development for out-of-pocket expenses associated with NSP acquisition and rehabilitation activities. Ms. Smith explained that the amendment allows for more eligible activities and will be tied to each partner's contract. Commissioner Einsidler inquired about the program income and possible losses. Ms. Smith explained that the rehabilitated homes will be sold for acquisition, rehabilitation and developer costs. Nathan Magsig, CURE, explained that many of the homes in the Lowell area are over 100 years old and the repairs and costs to rehabilitate the homes are extensive.

Motion: Motion was made to recommend approval of item D1 by Commissioner Davoli

Second: Commissioner Harrington seconded the motion.

Ayes: Rodriguez, Harrington, Davoli, Einsidler

Noes: None

Abstain: None

2. CONSIDER RECOMMENDING THE CITY COUNCIL ADOPT A RESOLUTION APPROVING A SECOND ONE-YEAR EXTENSION OF THE CHINATOWN EXPANDED COMMUNITY REDEVELOPMENT PLAN PROJECT AREA COMMITTEE (PAC)

Jeff Findley, Redevelopment Agency provided the report to Commissioners. Mr. Findley provided background information on the project. Vice Chair Rodriguez was concerned with the number of vacancies on the advisory committee. Mr. Findley explained that in 2005 there was a strong community outreach. The existing PAC members are business and property owners; many of them are members of the Chinatown Revitalization, Inc. Vice Chair Rodriguez requested an update on the Basque building located in Chinatown. Commissioner Davoli suggested that a community based organization recruit and provide leadership skills to individuals in the area.

Motion: Motion was made to recommend approval of item D2 by Commissioner Davoli with the stipulation that effort is put forth to fill the PAC vacancies.

Second: Commissioner Einsidler seconded the motion.

Ayes: Rodriguez, Davoli, Einsidler

Noes: Harrington

Abstain: None

3. CONSIDER RECOMMENDING TO THE AGENCY BOARD TO CONTRACT WITH ROSENOW SPEVACEK GROUP (RSG) TO PREPARE AN AMENDMENT TO THE AIRPORT AREA REVITALIZATION REDEVELOPMENT PROJECT AREA PLAN

David Martin, Redevelopment Agency provided the report to Commissioners. Mr. Martin provided background information on the project. Commissioner Harrington expressed concern with the number of extensions requested for projects. Mr. Martin explained that the components of a redevelopment project plan have different time frames. The extension for the item is for the eminent domain authority for non-residential buildings.

Motion: Motion was made to recommend approval of item D3 by Commissioner Harrington

Second: Commissioner Davoli seconded the motion.

Ayes: Rodriguez, Harrington, Davoli, Einsidler

Noes: None

Abstain: None

**E. INFORMATIONAL REPORTS**

Claudia Cázares invited Commissioners to attend the RDA's NSP open house; tentatively scheduled for March 5, 2010 at 10:30 am.

**F. COMMISSIONERS' ITEMS**

None

**G. UNSCHEDULED ORAL COMMUNICATIONS**

None

**H. ADJOURNMENT**

Next Regularly Scheduled Commission Meeting: **March 10, 2010.**

There being no further business to bring before the Housing and Community Development Commission, the meeting adjourned at 5:59 p.m.

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Attest: Rogenia Cox, Chair

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Attest: Claudia Cázares, Manager  
Housing and Community Development